076.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,400 / 755,400
					USE VALUE:	755,400 / 755,400
					ASSESSED:	755,400 / 755,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTOPOULOS ELIAS &
Owner 2:	CHRISTOPOULOS VASSILIKE
Owner 3:	
Street 1:	43 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHRISTOPOULOS E TRS--ETAL -
Owner 2:	CHRISTOPOULOS VASSILIKE -
Street 1:	43 CROSBY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,172 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1316 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12172.000	205,800		549,600	755,400
Total Card	0.279	205,800		549,600	755,400
Total Parcel	0.279	205,800		549,600	755,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.01 | /Parcel: 574.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48095
GIS Ref
GIS Ref
Insp Date 10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0017.0

!6334!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,800	0	12,172.	549,600	755,400	755,400	Year End Roll	12/18/2019
2019	101	FV	174,900	0	12,172.	510,400	685,300	685,300	Year End Roll	1/3/2019
2018	101	FV	174,900	0	12,172.	510,400	685,300	685,300	Year End Roll	12/20/2017
2017	101	FV	174,900	0	12,172.	447,500	622,400	622,400	Year End Roll	1/3/2017
2016	101	FV	174,900	0	12,172.	408,300	583,200	583,200	Year End	1/4/2016
2015	101	FV	174,000	0	12,172.	361,200	535,200	535,200	Year End Roll	12/11/2014
2014	101	FV	174,000	0	12,172.	341,500	515,500	515,500	Year End Roll	12/16/2013
2013	101	FV	174,000	0	12,172.	325,100	499,100	499,100		12/13/2012

PRINT

Date	Time
12/10/20	21:07:29

LAST REV

Date	Time
07/23/19	10:27:57

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6334

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTOPOULOS E	57890-141		11/17/2011	Convenience	99	No	No		
	19687-77		3/1/1989		100	No	No		A

USER DEFINED

Prior Id # 1:	48095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
6/2/2009	Measured	189	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
4/20/2000	Inspected	243	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12172		Sq. Ft.	Site		0	70.	0.65	12									549,608						549,600	

Total AC/HA: 0.27943 | Total SF/SM: 12172 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 549,608 | Spl Credit | Total: 549,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99128473
Adj $ / SQ:	127.132
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298239
Depreciation:	92454
Depreciated Total:	205785

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

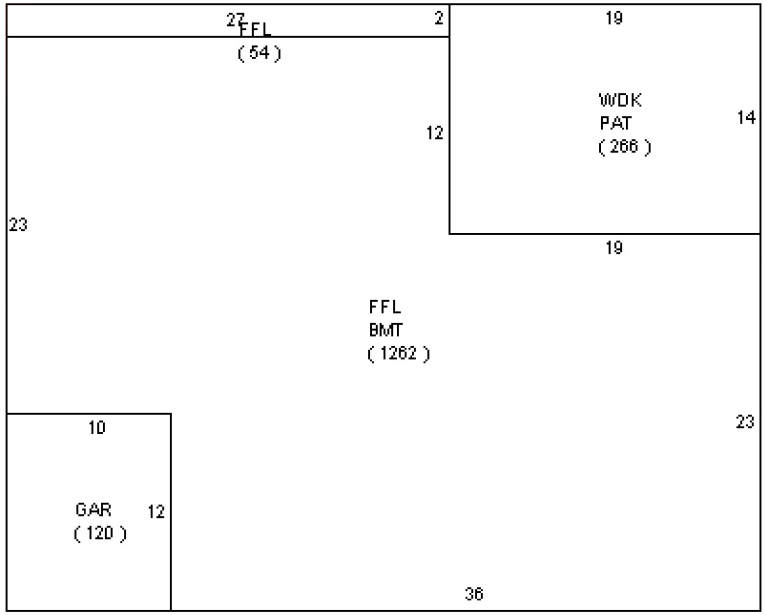
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.13
Special Features:	0	Val/Su Net:	63.72
Final Total:	205800	Val/Su SzAd	156.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,316	127.130	167,306
BMT	Basement	1,262	38.140	48,132
PAT	Patio	266	3.630	965
WDK	Deck	266	9.670	2,573
GAR	Garage	120	35.520	4,263

Net Sketched Area:	3,230			Total:	223,239
Size Ad	1316	Gross Are	3230	FinArea	1316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	